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06/30/98 3:26 PM 52.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PRINCE YEATES & GELDZAHLER
REC BY: V ASHBY , DEPUTY - WI

WHEN RECORDED, MAIL TO:

J. Randall Call
175 East 400 South, Suite 900
Salt Lake City, Utah 84111

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF OLD FARM PROFESSIONAL PLAZA

THIS EIGHTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF OLD FARM PROFESSIONAL PLAZA is made and entered into or consented to (as the case may be) as of the 14th day of May, 1998 by Wilson/Richardson Partnership, a partnership organized under the laws of the State of Utah ("Wilson/Richardson"), as an owner, Alan J. Smith and Leah T. Smith, as a joint owner (jointly "Smith") and by each of the other parties hereafter executing this Amendment as an owner or as a mortgagee (as the case may be).

RECITALS:

A. The Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on August 16, 1979, as Entry No. 3323407, in Book 4924, at Page 691. The First Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on October 23, 1979, as Entry No. 3354645, in Book 4970, at Page 841. The Second Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on March 10, 1980, as Entry No. 3408819, in Book 5063, at Page 105. The Third Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on June 30, 1980, as Entry No. 3448595, in Book 5117, at Page 937. The Fourth Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on August 12, 1982, as Entry No. 3701604, in Book 5402, at Page 1222. The Fifth Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on December 29, 1982, as Entry No. 3744000, in Book 5428, at Page 1081. The Sixth Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on January 20, 1983, as Entry No. 3751151, in Book 5432, at Page 2801. The Seventh Amendment to Declaration of Condominium of Old Farm Professional Plaza was recorded in the Office of the Recorder of Salt Lake County, Utah on March 10, 1983, as Entry No. 3767907, in Book 5443, at Page 845. The Declaration and the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment and Seventh Amendment are herein referred to collectively as the "Condominium Declaration". To the

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extent not inconsistent with the terms and provisions hereof, the terms used herein shall have the same meanings as set forth in the Condominium Declaration.

B. The Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on August 16, 1979. An Amended Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on October 23, 1979. A further Amended Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on March 10, 1980. A further Amended Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on June 30, 1980. A further Amendment to Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on August 12, 1982. Additionally, an Amendment to Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on December 29, 1982. An additional Amended Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on January 20, 1983. Finally, an additional Amended Record of Survey Map of Old Farm Professional Plaza Condominium was recorded in the Office of the Recorder of Salt Lake County, Utah, on March 10, 1983. The Record of Survey Map, as so amended, is herein referred to as the "Map".

C. By virtue of the Condominium Declaration and the Map, as identified in items A and B above, there currently exists a condominium project known as the Old Farm Professional Plaza Condominium (the "Project").

D. Wilson/Richardson is the owner of Units 11A (now 20) and 11E (now 23) in the Project and Smith is the owner of Unit 11B (now 21). It is the desire of Wilson/Richardson and Smith to alter the size of Unit Nos. 11A (now 20), 11B (now 21), and 11D (now 22). Section 3.10 of the Condominium Declaration provides that the Unit Owners shall have the right to amend the Condominium Declaration and/or the Map upon the approval and consent of Owners of Units to which is appurtenant at least two-thirds of the undivided ownership interests in the Common Areas and Facilities of the Project, which consents shall be by duly executed and recorded instruments. This requisite number of Owners is desirous of consenting to and approving the alteration in size of Units Nos. 11A (now 20), 11B (now 21) and 11D (now 22) and the amendment of the Condominium Declaration and the Map in connection therewith. Pursuant to Article XI(k) of the Condominium Declaration, this amendment is not material to Mortgagees, other than Mortgagees holding a lien on a Building 11 Unit.

AGREEMENT:

NOW THEREFORE, the undersigned parties do hereby consent and agree as follows:

1. Parties Joining in Amendment. The signatories to this Amendment are comprised of the following parties who, taken collectively as of the date this Amendment is filed for record, constitute (i) the Owners of Units to which is appurtenant at least two-thirds of the undivided interests in the Common Areas and Facilities of the Project, and (ii) the holders of at one hundred (100%) of the first Mortgages (based on one vote for each Mortgage owned) on Units in Building 11 only.

a. Wilson/Richardson in its capacity as Owner of Units 11A (now Unit 20) and 11E (now unit 23) and Smith in its capacity as Owner of Unit 11B (now 21);

b. Owners of Units in Building 11 of the Project (other than Wilson/Richardson and Smith) (the name of each such Owner and the Unit in which he has an interest, are set forth in that portion of this Amendment which is reserved for signatures); and

c. First Mortgagees of Units in Building 11 (the name of each such Mortgagee and the Unit(s) in which it has an interest, are set forth in the portion of this Amendment which is reserved for signatures).

2. Amendment of Condominium Declaration. Attached hereto, and by this reference made a part hereof, is an amended Exhibit "A" which alters the size of Units Nos. 11A (now 20), 11B (now 21) and 11D (now 22) of the Project and, further, designates and specifies the sizes of such Units and the percentage of undivided interest in the Common Areas and Facilities of the Project represented by each such Unit. Amended Exhibit "A" shall, effective upon recordation hereof, constitute an amendment to the Condominium Declaration, and shall completely supplant, supersede and replace the existing Exhibit "A".

3. Amendment of Record of Survey Map. Concurrently with the recordation of this Amendment, there shall be filed for record in the Office of the Recorder of Salt Lake County, Utah, an amendment to the Record of Survey Map of Old Farm Professional Plaza Condominium, consisting of two sheets, prepared and certified by Robert B. Jones (a duly registered Utah Land Surveyor holding Certificate No. 127636), executed and acknowledged by Wilson/Richardson as Owner and the other owners described below executing this Amendment and approved by Salt Lake County. Said amended map is hereinafter referred to as the "Amended Map". The Amended Map describes and depicts the external boundaries of the Project, the location of the building in which are located Units Nos. 11A (now 20), 11B (now 21) and 11D (now 22) and the configuration of Units 11A (now 20), 11B (now 21) and 11D (now 22). The Amended Map also indicates the locations of the Limited Common Areas and Facilities which are reserved for the use of Units Nos. 11A (now 20), 11B (now 21) and 11D (now 22). The Amended Map will be

substantially as set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

4. Effective Date. The effective date of this Amendment and of the Amended Map shall be the date on which both of said documents are filed for record in the Office of the Recorder of Salt Lake County, Utah.

5. Miscellaneous. Except as expressly provided herein, and as amended by the terms hereof, all other terms and conditions of the Condominium Declaration and the Map shall continue in full force and effect. If the application of any provision hereof to specific circumstances so requires, the masculine or neuter genders when used herein shall include both other genders, the singular shall include the plural and the plural shall include the singular.

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the date first set forth above.

OWNERS:

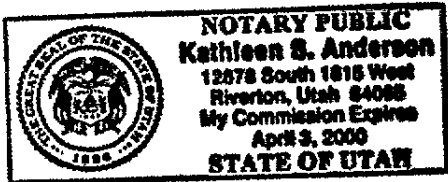
Owner of Unit 1

James R. Nielson
Ronald G. Wilkins

STATE OF Utah,
COUNTY OF Salt Lake ss.

The foregoing instrument was acknowledged before me this 27th day of May, 1998, by James R. Nielson
Ronald G. Wilkins

Kathleen S. Anderson
NOTARY PUBLIC
Residing at: 12878 So 1615 W.
Riverton, Ut.



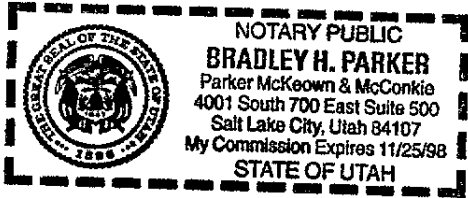
Owner of Unit 2

Gary J. Maggetts
KJM DESIGNS, INC.

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 21 of MT,
1998, by GARY J. MAGGETTS

NOTARY PUBLIC BR H. Parker
Residing at: _____

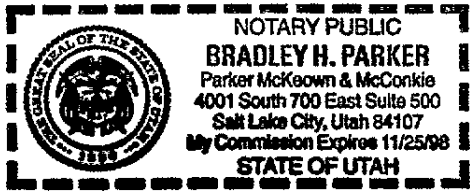


Owner of Unit 3
Craig V. Lee

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 21 day of
MT, 1998, by CRAIG V. LEE

BR H. Parker
NOTARY PUBLIC
Residing at: _____

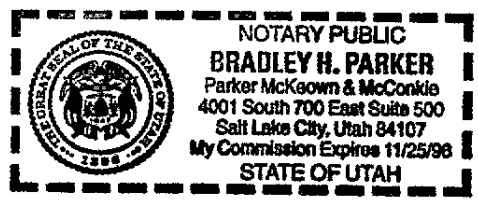


Owner of Unit 4
Jeffrey F. Ward

STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 21 day of May, 1998, by JEFFREY F. WARD

Isra E. Parker
NOTARY PUBLIC
Residing at: _____

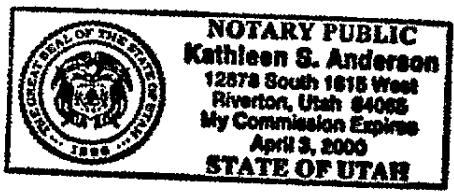


Owner of Unit 5
Peter Chiodo DDS

STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 28th day of May, 1998, by Peter Chiodo

Kathleen S. Anderson
NOTARY PUBLIC
Residing at: 12878 So 1615 W
Riverton, UT

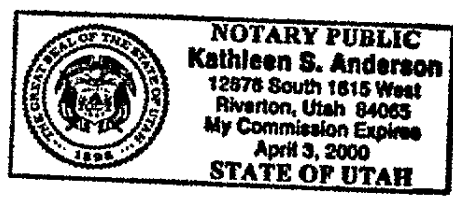


Owner of Unit 6
James M. Williamson

STATE OF Utah)
 : SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 28th day of May, 1998, by James M. Williamson

Kathleen S. Anderson
NOTARY PUBLIC
Residing at: 12878 So 1615 W.
Riverton, Utah



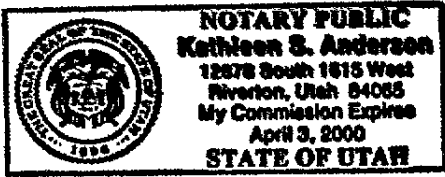
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Owner of Unit 7

STATE OF Utah)
COUNTY OF Salt Lake : SS.

Mark L. Mangelsen

The foregoing instrument was acknowledged before me this 27th day of May, 1998, by Mark L. Mangelsen.



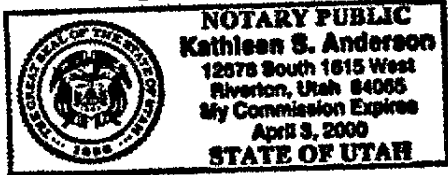
Kathleen S. Anderson

NOTARY PUBLIC
Residing at: 12878 S 1615 W.
Riverton, Ut. 84065
Owner of Unit 8

Mark L. Mangelsen

STATE OF Utah)
COUNTY OF Salt Lake : SS.

The foregoing instrument was acknowledged before me this 27th day of May, 1998, by Mark L. Mangelsen.



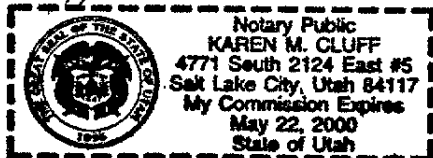
Kathleen S. Anderson

NOTARY PUBLIC
Residing at: 12878 S 1615 W.
Riverton, Ut 84065

Owner of Unit 9

STATE OF Utah)
COUNTY OF Salt Lake : SS.

The foregoing instrument was acknowledged before me this 29th day of May, 1998, by Brian L Rasmussen
Hugh O. Voorhees



Karen M. Cluff

NOTARY PUBLIC
Residing at: 4771 S 2124 E #5
SLC UT 84117

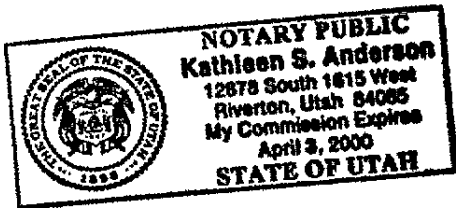
Owner of Unit 10

Jerry W. Sarkens

STATE OF Utah)

COUNTY OF Salt Lake) SS.

The foregoing instrument was acknowledged before me this 27th day of May, 1998, by Jerry W. Sarkens.



Kathleen S. Anderson
NOTARY PUBLIC
Residing at: 12578 So 1615 W.
Riverton, UT.

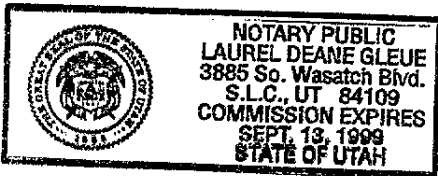
Owner of Unit 11A (now 20)
Wilson/Richardson Partnership

By Vanez B. Wilson
Vanez B. Wilson, partner

STATE OF Utah)

COUNTY OF Salt Lake) SS.

The foregoing instrument was acknowledged before me this 1st day of June, 1998, by Vanez B. Wilson, partner of Wilson/Richardson Partnership.



Laurel Deane Gleue
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

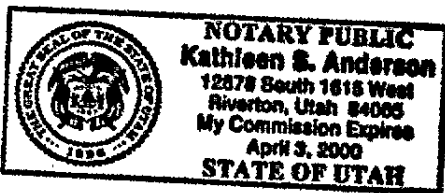
Owner of Unit 11B (now 21)

Alan T. Smith
Alan T. Smith, joint owner
Leah T. Smith
Leah T. Smith, joint owner

STATE OF Utah)

COUNTY OF Salt Lake) SS.

The foregoing instrument was acknowledged before me this 26th day of May, 1998, by Alan Smith
Leah Smith



Kathleen S. Anderson
NOTARY PUBLIC
Residing at: 12578 So 1615 W
Riverton, Ut.

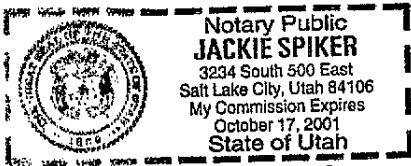
Owner of Unit 11C (now 24)

D. Edward Mineau MD/GEN PARTNER
EAST 39th Radiology Clinic

AKA: MILLCREEK IMAGING ASSOCIATES

STATE OF Utah)
COUNTY OF Salt Lake) : SS.

The foregoing instrument was acknowledged before me this 2nd day of June, 1998, by D. Edward Mineau



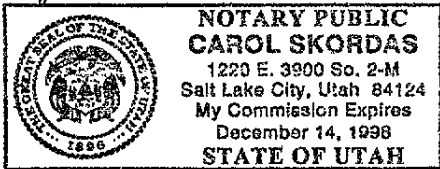
Jackie Spiker
NOTARY PUBLIC
Residing at: SLC

Owner of Unit 11D (now 22)

Carol Skordas

STATE OF Ut)
COUNTY OF Sh) : SS.

The foregoing instrument was acknowledged before me this 2nd day of June, 1998, by _____



Carol Skordas
NOTARY PUBLIC
Residing at: State of Ut

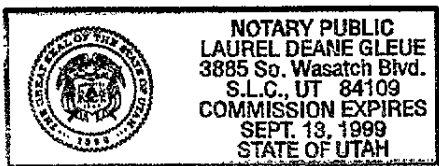
Owner of Unit 11E (now 23)

Wilson/Richardson Partnership

By Vanez B. Wilson
Vanez B. Wilson, partner

STATE OF Utah)
COUNTY OF Salt Lake) : SS.

The foregoing instrument was acknowledged before me this 1st day of June, 1998, by Vanez B. Wilson, partner of Wilson/Richardson Partnership.



Laurel Deane Gleue
NOTARY PUBLIC
Residing at: Salt Lake City, Utah

Owner of Unit 12

STATE OF _____)
: SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 1998, by _____.

NOTARY PUBLIC
Residing at: _____

Owner of Unit 13

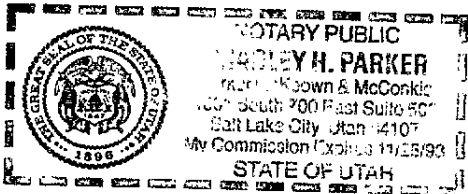
James E. Pickens

STATE OF UTAH)
: SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 21 day of May, 1998, by JAMES E. PICKENS.

Bradley H. Parker

NOTARY PUBLIC
Residing at: _____



Owner of Unit 14

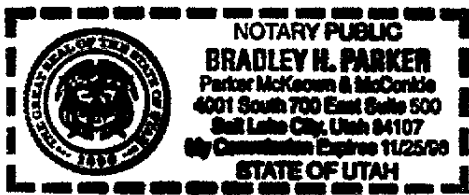
Scott Barton, Alan Pappalardo, Bryant J. Brown, Dennis Hughes

STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 21 day of May, 1998, by SCOTT BARTON, ALAN PAPPALARDO, BRYANT J. BROWN, DENNIS HUGHES.

Bradley H. Parker

NOTARY PUBLIC
Residing at: _____



Owner of Unit 15

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 1998, by _____

NOTARY PUBLIC
Residing at: _____

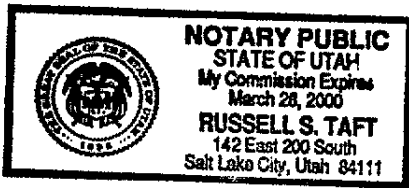
LENDERS:

Richard Fisher V.P.
WASHINGTON FEDERAL SAVINGS
Unit 11A NOW 20

STATE OF Utah)
: ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 3rd day of June, 1998, by RICHARD FISHER

R. S. Taft
NOTARY PUBLIC
Residing at: Salt Lake City, UT



Guardian State Bank
Bradley B.
As: Vice President
Unit 11 E NOW 23
Guardian

STATE OF Utah)
 : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 3rd day of June, 1998, by Bradley C Bybee



Christy Twitchell
NOTARY PUBLIC
Residing at: Salt Lake

Unit 11

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 1998, by _____

NOTARY PUBLIC
Residing at: _____

Unit 11

STATE OF _____)
 : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 1998, by _____

NOTARY PUBLIC
Residing at: _____

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AMENDED EXHIBIT "A"
(May _____, 1998)
OLD FARM PROFESSIONAL PLAZA

<u>Unit No.</u>	<u>Square Footage</u>	<u>% Undivided Interest</u>
1	1,560	4.2871
2	1,560	4.2871
3	1,679	4.6142
4	1,441	3.9601
5	1,442	3.9079
A	441	1.2119
6	1,257	3.4544
7	3,120	8.5742
9	2,134	5.8646
10	6,174	16.9672
11A (now 20)	1,844	5.4799
11B (now 21)	1,553	4.2743
11C (now 24)	1,475	4.3835
11D (now 22)	1,047	2.8818
11E (now 23)	1,486	4.4161
12	780	2.1436
13	780	2.1436
14	4,680	12.8614
15	1,560	4.2871

100.0000%